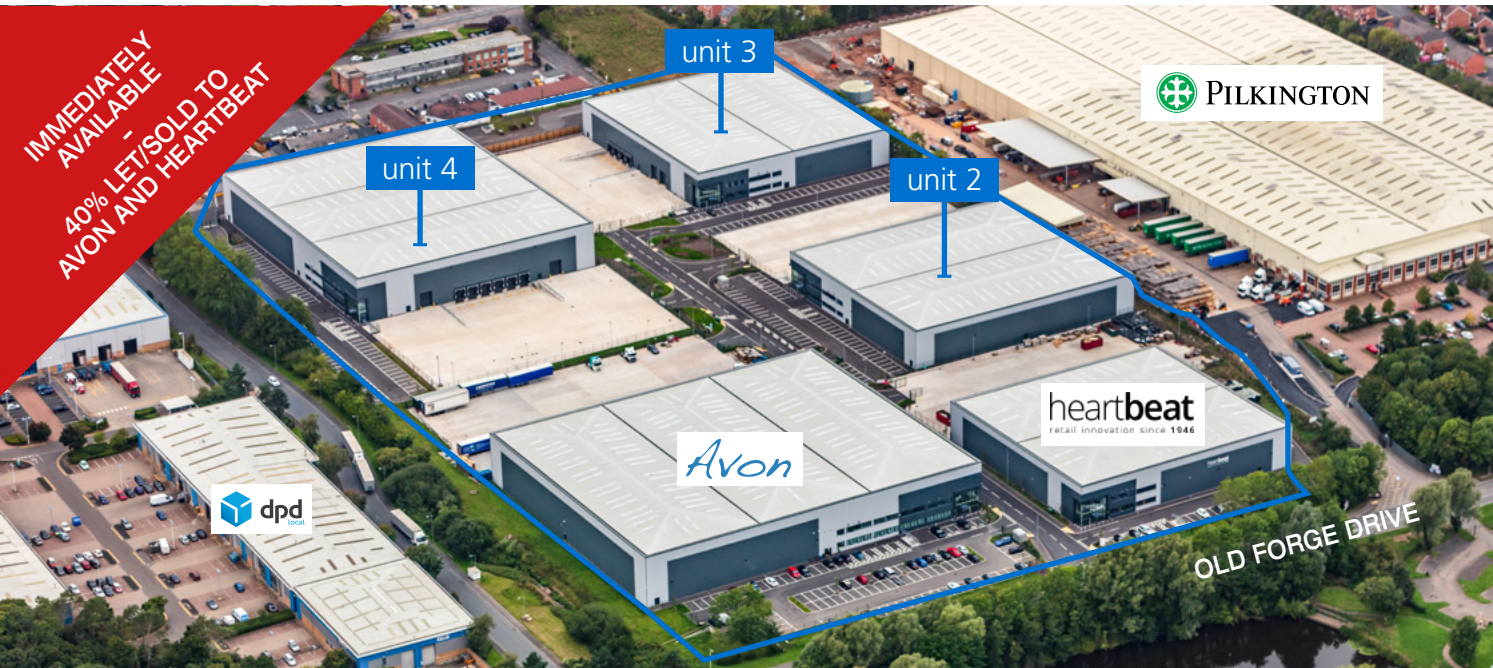


velocity 42

OLD FORGE DRIVE ■ REDDITCH ■ B98 7HN

CANMOOR

IMMEDIATELY AVAILABLE - 40% LET/SOLD TO AVON AND HEARTBEAT



New Prime Business Park Development Units from 56,680 - 81,874 sq ft **TO LET**

- Detached and secure Industrial / Distribution warehouse units
- 6 miles to M42 J2 and M42 J3
- Dock level & level access loading doors
- 10m to 12.5m minimum clear eaves
- 40m to 53m yard depths
- 50Kn/m2 floor loading
- Extensive car and trailer parking
- Dedicated electric vehicle charging provision
- BREEM "Very Good"

Local occupiers include:



REDDITCH

velocity 42

OLD FORGE DRIVE ■ REDDITCH ■ B98 7HN



Employment catchment of
6 million people



Skilled workforce - 42%
employed in transport, storage
and manufacturing



The hourly pay is approximately
18% lower than the West
Midlands and UK average



Working age
population of 53,100



Skill levels in Redditch are also rising
as a result of the North Worcestershire
Employment and Skills Board (ESB)

REDDITCH



Velocity 42 provides five brand new highly specified detached and secure industrial/warehouse units from 56,680 sq ft – 81,874 sq ft with planning consent for B1 (c), B2 and B8 Uses. Strategically located within one of Redditch’s key industrial hubs, the Park Farm Industrial Estate.

ACCOMODATION

UNIT 2	sq ft	sq m	
Warehouse	53,889	5,006	Car Parking Spaces: 60
First Floor Offices	2,791	259	Dock Level Doors: 4
Total	56,680	5,265	Level Access Doors: 2
			Eaves height: 10m
UNIT 3	sq ft	sq m	
Warehouse	54,359	5,050	Car Parking Spaces: 60
First Floor Offices	2,794	260	Dock Level Doors: 4
Total	57,153	5,310	Level Access Doors: 2
			Eaves height: 10m
UNIT 4	sq ft	sq m	
Warehouse	78,030	7,249	Car Parking Spaces: 86
First Floor Offices	3,844	357	Dock Level Doors: 6
Total	81,874	7,606	Level Access Doors: 2
			Eaves height: 12.5m

*Power upgrades are available



Eaves from 10 to 12.5m



Extensive car and trailer parking provision



Secure fenced yards



Yard depths 40-53m



High quality first floor offices



50kn/m2 floor loading



5 MVA power supply onsite



Electric vehicle charging



Excellent local bus service



Dock level and level access doors

velocity 42

OLD FORGE DRIVE ■ REDDITCH ■ B98 7HN



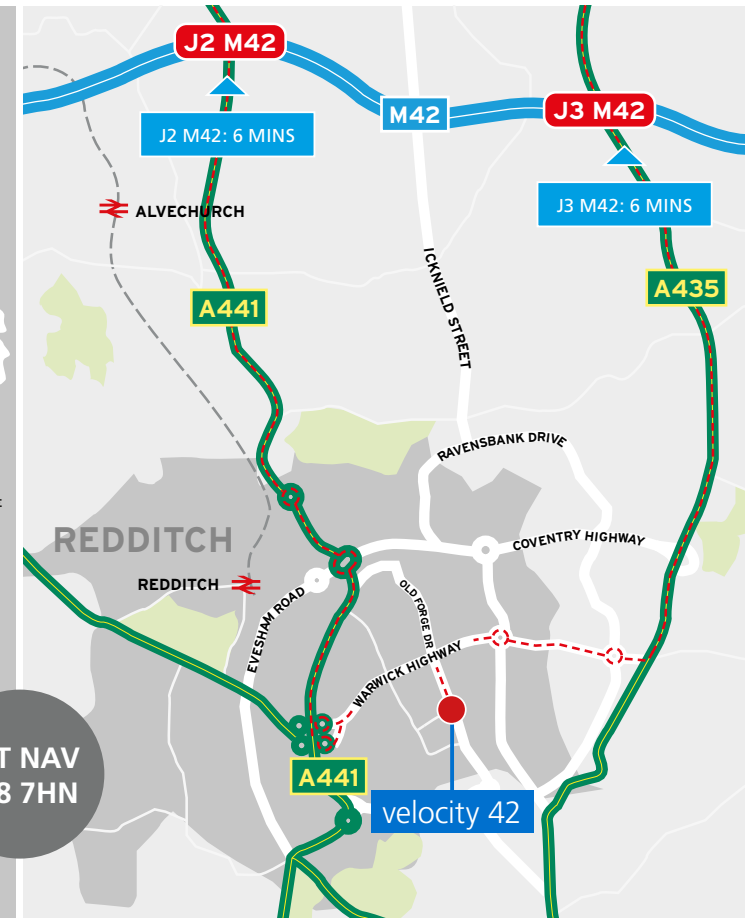
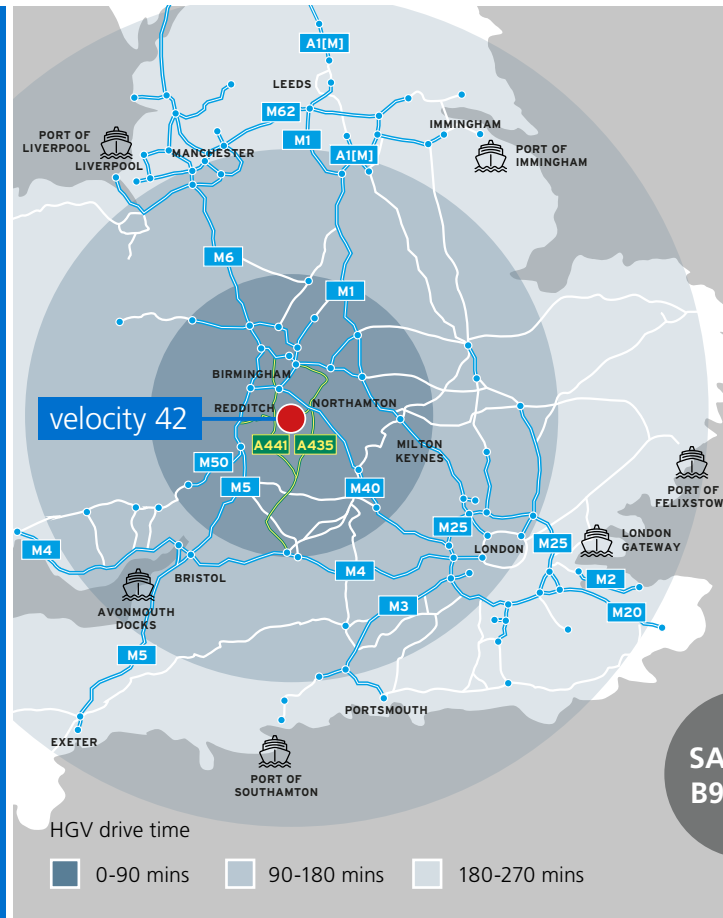
LOCATION

Redditch is located approximately 18 miles south of Birmingham's city centre, 27 miles west of Coventry and 76 miles north of J16 of the M25. It is only four miles south of junctions 2 and 3 of the M42 motorway (via the A441 and A435) and five miles south-west of junction 3A (which connects to the M40).

Redditch has an excellent logistics network that links to the M5 and M6, forming the orbital motorway network around Birmingham, as well as easy access to the South West, South East and London, allowing local occupiers to service 87% of the UK mainland within a day return journey.

COMMUNICATIONS

M42 J2	4 miles	6 mins
M42 J3	4 miles	6 mins
M5 J4	10 miles	18 mins
Birmingham	18 miles	36 mins
M6 J4	22 miles	26 mins
Coventry	27 miles	58 mins
M25 J16	76 miles	2 hrs 47 mins
Bristol	81 miles	2 hrs 25 mins
Manchester	101 miles	3 hrs 11 mins



TERMS

The properties are available on a leasehold basis with terms available upon application.

PLANNING

Planning consent for B1/B2/B8 uses.

FURTHER INFORMATION

For further information contact the joint letting agents.



Richard James-Moore
richard.james-moore@eu.jll.com

Steven Jagers
steven.jagers@eu.jll.com



Mark Webster
mark.webster@dtre.com

Jamie Catherall
jamie.catherall@dtre.com